

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 26, 2013
Re: Staff Report for the COTA Grove City Park and Ride – Development Plan

Item #3 – COTA Grove City Park and Ride – Development Plan (PID#201310290039)

Application: Development Plan
Location: Meadow Pond Court
Applicant: Michael Bradley, Central Ohio Transit Authority
Zoning: PUD-C (Planned Unit Development - Commercial)
Current Use: Vacant
Proposed Use: Park and Ride

Relevant Code Section(s):

Ironwood Properties II, LLC, PUD-C Zoning Text (Amended with C-50-11, December 2011)

1135.14 Zoning Districts and Regulations – Planned Unit Development
District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a development plan for a new Central Ohio Transit Authority (COTA) Park and Ride parking lot, to be located at the terminus of Meadow Pond Court. The proposed Park and Ride will contain 133 parking spaces including five (5) handicap accessible spaces.

The property in question is part of a larger parcel, located in a Subarea 2 of a PUD district established with C-39-96, with text most recently amended in 2011. After the development of the proposed Park and Ride, approximately two acres of developable land will lie south of Meadow Pond Court fronting London Groveport Road, and approximately five acres of land north of Meadow Pond Court (a portion of which includes a large pond as well as easements related to the electric lines and towers traversing the property). A portion of the site of the proposed Park and Ride lies on a separate parcel currently owned by the City of Grove City zoned C-2. The two properties will need to be combined before construction begins on the site in order to meet setback requirements.

The site will be accessed from a 24' curb-cut at the end of Meadow Pond Court, leading to a bus turn around at the west edge of the property. Standard parking spaces are proposed to be 9'x20' with 22' drive aisles throughout. 18" straight curbing is proposed for the entire parking lot. A bus shelter will be located on the site, along with select furnishings including trash receptacles and bike racks. Materials indicate that signs will be posted on the site prohibiting truck parking as well as overnight parking.

Eleven lighting fixtures are proposed along the entrance drive as well as throughout the parking area, meeting the 0.5 footcandle minimum for all vehicular and pedestrian areas.

Landscaping is proposed around the perimeter of the parking lot, drive aisle, and bus turn around as well as mounding on the north, south, and west sides. The parking lot is setback 15' from London Groveport Road, the I-71 entrance ramp, and Meadow Pond Court. Side and rear setbacks are shown to be 7'; however the drive aisle and turn around are setback approximately 15 feet from the proposed northern property line. Staff recommends that the side parking setback be increased to 10' for the east property boundary to meet Code requirements, as outlined in the zoning text.

A 12' monument sign is proposed fronting London Groveport Road and the entrance ramp to I-71. The sign is proposed to have a brick base and a sign face approximately 40 square feet in area. Both the height and area of the sign meet the zoning standards for the site set forth in the PUD text, which allows signs to vary from the requirements of Chapter 1145 and permits a maximum height of 12'.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed Park and Ride will not be detrimental to present and potential surrounding uses. The site is bordered by vacant land to the north and east, and by London Groveport Road and Interstate 71 to the south and west. Other development in the PUD located on Meadow Pond Court includes Arby's and the Mt. Carmel Urgent Care.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: Exceptions from Code such as signage are permitted by the approved zoning text, C-39-96, and amended most recently with C-50-11.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: Land adjacent to the proposed Park and Ride is vacant and can be planned in coordination with this development, according to the approved zoning text. Other development on Meadow Pond Court includes Arby's and the Mt. Carmel Urgent Care.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The approved zoning text for the site permits uses listed in Section 1135.14(h), which includes parking lots.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The proposed drive and bus turn around have been designed to accommodate COTA buses and other vehicular traffic utilizing the parking on the site.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utilities are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: Phasing for the project has not been proposed with this application; however as shown, the development will contain the required parking spaces and landscaping to create a desirable and stable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the following stipulations:

1. Parking lot should have a setback of at least 10' from side property lines.
2. The two properties on which the development is proposed (040-013250, 040-004972) should be combined before construction begins on the site in order to meet setback requirements.